

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 1 of 17

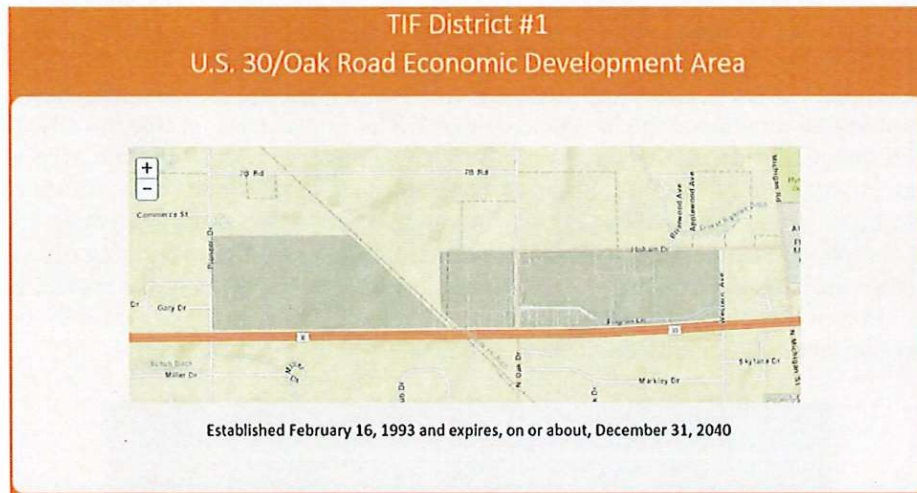
The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on June 20, 2023 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple and Kurt Christiansen who were present at the meeting. Commissioner Dr. Tom Pedavoli was absent. Other attendees included Clerk-Treasurer Gorski, City Attorney Surrisi, Mayor Senter. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Felde and Hopple moved and seconded to approve the minutes of the last Regular Session meeting of May 16, 2023 as presented. The motion carried.

Annual Presentation to Overlapping Taxing Units:

Surrisi states this is the fifth year they have had one of these. He explains the General Assembly passed a law back in 2018 that told them they needed to give one of these presentations every year.



Surrisi explains TIF 1 was Pioneer Seed's original project that sparked this TIF along with the Walmart and retail plaza that is there. Past and ongoing projects were read loud.

TIF District #1	<u>Past Projects</u>	City Hall/Chamber of Commerce Renovation
	Utility and street extensions and improvements on Pioneer Drive, Oak Drive, and Pilgrim Lane	Support for MCEDC and Entrepreneurship Efforts (Notre Dame Idea Week)
	Expansion of Pine Water Treatment Plant Well Field	Support for U.S. 30 Coalition
	Ledyard Water Treatment Plant Project	Pioneer Drive Improvements
	Metronet Extension	Rees Theatre Renovation
		<u>Ongoing Projects</u>
		Hoham Drive Improvements

Surrisi wished to touch on the Support for the U.S. 30 Coalition. He explains they are the advocacy group that they've been participating in for the last 5-6 years. He states the Mayor and himself serve on the board for that and the group is advocating for the improvement of US 30 to allow for it to become a freeway status

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 2 of 17

from Valparaiso east to the Ohio line. He states in support of safety improvements and large economic development benefits that could be realized by improvements to the corridor. He states over the last couple of years we were successful in advocating to the Governor to engage in this PEL Study which is a new lighter environmental study then a full-blown environmental impact study of the corridor. He explains this is the first step to try to get this to become an official project for INDOT. He states since last summer INDOT has engaged with some consultants that are studying the corridor and engaging with the public. He states they had their second public meeting just a couple weeks ago at Argos and he was able to attend that with Councilman Listenberger and Houin. He states they have a draft purpose in needs statement that's been created which shows the results of their studies so far and we have until the end of July to submit any comments we have about that. He encourages you to go and review the PEL study and make some comments if you have time. He states from his review of the materials that they presented at the public meeting in Argos that it would seem as though the economic development focus on how the improvements could affect their part of the corridor was not conveyed as loudly as it is in the eastern part of the corridor which has Warsaw, Columbia City and Fort Wayne. He explains he has not had a chance to make comments yet but he does plan to make some comments. He states for the west part of the corridor which actually includes US 31 south to the Argos area as part of that and it goes on US 30 east to about the county line. He lists the REES Theatre and provides a photo of the Grand Reopening. He adds things are going very well. He states Hoham Drive is underway currently and they are getting close to wrapping up the utility relocation. He states he reported at the last meeting that NIPSCO was slow on that but now they are back on schedule. He states they do plan to have a project kickoff meeting with Milestone, who is the general contractor next Tuesday the 27th at 9 am at the Street Department conference room. He states any of you are welcome to come if you would like to get any more information. He states everything seems to be on schedule to be completed by sometime in the October timeframe. He clarifies everything from the Michigan Street intersection with Western Avenue is going to be closed for the duration of the project. He states you will be able to get into Key Bank or the Holiday Inn but other than that it will be closed to thru traffic. He provides a snapshot of the financials which are seen below.

Incremental Value \$29,667,755

2022 Assessed Value Passed Through \$20,000,000

2022 Captured Assessed Value \$9,667,755

Total Assets May 2023 \$258,822.19

Total TIF Revenue 2022 \$329,785.83



PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 3 of 17

Surrisi states TIF 2 is the core of the downtown and it extends east over to Martin's Supermarket. He lists both past projects and spin-off developments that are not necessarily funded by the Redevelopment Commission.



TIF District #2

- **Past Projects**
- River Park Square Phase 1
- South Gateway Riverwalk
- Downtown Sidewalks



River Park Square Phase 2
City of Plymouth, IN
January 2021

Renovated LaPorte Street Footbridge



PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 4 of 17

Surrisi understands that many of you went through the final closeout walkthrough of River Park Square Phase 2 last month. He believes we are just in the process of getting all the grant paperwork wrapped up to have that project largely done. Shown above is the INDOT funded LaPorte Street Footbridge project and the Mayor and himself had the final walkthrough of that a couple weeks ago. He states they are in the process of closing that out with INDOT and there is just a couple of things with trees that died and they will need to plant new trees next year but other than that the project is largely complete. He provides some images about some projects that will be talked about later as future proposed projects. He lists Water Street Townhomes, the restaurant concept at 101 S. Michigan Street and an Entrepreneurship Center that is very influx and may or may not be that facility there as that is a concept drawing. He also wished to bring to your attention something else that is underway.



123 E. Washington Street

He states through MACOG's Regional Brownfield improvement grant, the only property in Marshall County under that grant right now that has received funding working with Jim Vinall and Brian Van Duyne who own the building completed a Phase 1 environmental assessment. He states they scheduled a phase 2 environmental assessment in the next month or so hoping to either get that building into shape to hopefully get it marketable to someone else to rehab or for new construction there. He explains there has been an interest in more downtown housing so perhaps there can be a site there. He provides a snapshot of the financials which are seen below.

Base Assessed Value \$11,042,036

Current Net Assessed Value \$19,596,184

2022 Assessed Value Passed Through \$0

Incremental Value \$8,554,148

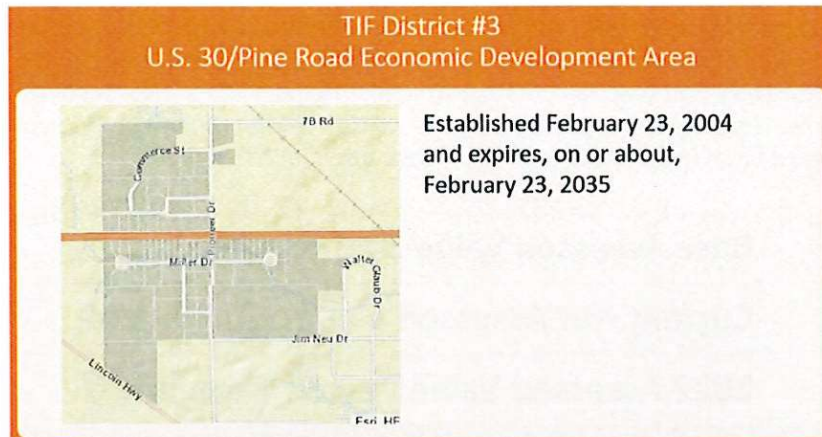
Total Assets May 2023 \$339,848.36

Total TIF Revenue 2022 \$263,383.65

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 5 of 17



TIF District #3

- Past Projects
- Utility and Street Improvements
- techFarm Development
- Manufacturing Center/Pretzels, Inc. new business attraction
- Aquatic Center/MCCF/Growing Kids Facility
- New Manufacturing Center/Divert, Inc.
- Solar Field at WWTP
- Ongoing Projects
- Hotel Project

Surrisi provides a list of past projects as well as ongoing projects that are seen above. He explains Davidson was not able to attend tonight but it is in the works with Telamon Energy to plan a ribbon cutting ceremony for the Solar Field at the Wastewater Treatment Plant. He adds that are still looking at dates for that and he will keep you posted when that comes up.

- Pretzels, Inc.
- Expansion
- "Air Parcel" – TIF District #7

Surrisi reiterates from prior years that the expansion of Pretzels, Inc. became the seventh TIF District which they call the "Air Parcel." He explains that is just everything that got built above the ground from what was already on the ground as TIF #3 so everything above that portion of the ground is TIF #7. He mentions a new addition at the Aquatics Center in recent months is that it is now eligible for the Silver Sneakers Program and also Active & Fit which are two Medicare supplemental insurance programs that provide largely free admission for those who are 65 and older. He explains for Divert they are pursuing their plans on their schedule for plans of expansion that they had to eventually have a digester that creates the natural gas there. He states he is aware Davidson has been working extensively with them thereon the wastewater stream that they have and things seem to be progressing. He adds it appears to be a very quiet facility when you go by because you know they are working but you never see much going on. He states

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 6 of 17

the hotel developer just closed on the purchase of the land with VanVactor Farms on June 6th, 2023 and he expects by sometime late summer that they should be mobilized and breaking ground. He adds they expect it to be a year and a half timeframe for construction. He provides a snapshot of the financials which is seen below. He states this is the TIF that has went from a lot of farmlands to development so there has been quite a bit of incremental growth over the years with this one.

Base Assessed Value \$1,540,870

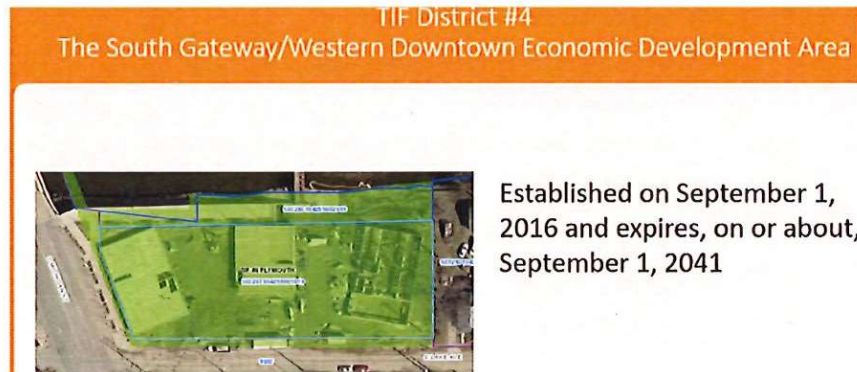
Current Net Assessed Value \$29,345,200

2022 Assessed Value Passed Through \$0

Incremental Value \$27,804,330

Total Assets May 2023 \$2,172,078.55

Total TIF Revenue 2021 \$870,502.71



Surrisi states the idea for this TIF district is rolling off a tax abatement that was granted to them and once that is fully completed there will be more revenue there. He states the concept at the time when it was created is that it might expand to the western downtown to some of the areas in the Comprehensive Plan that they hope to have some more development. He provides a snapshot of the financials which is seen below. He explains there is not a whole lot with the tax abatement in place with what is generated annually but it should in the next couple of years bump up quite a bit.

Base Assessed Value \$0

Current Gross Assessed Value \$6,267,000

Current Net Assessed Value \$644,800

Total Assets May 2023 \$55,585.16

Total TIF Revenue 2022 \$21,772.96

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 7 of 17

Surrisi states for TIF#4 there is some other nearby improvement plans in the area that might be potentially part of the expansion area. He lists the work at the railroad viaduct and states there have been plans in the Stellar Communities plan about doing some streetscape improvements there. He adds last year Heartland Artist's Gallery created this great mural which is a nice addition which is seen below.



Surrisi states that the Plan Commission is currently undergoing the process right now to redo our Comprehensive Plan as it is ten years old. He states we are hoping by late summer to have some drafts of that new plan and holding some public input sessions and he will keep you posted on that. He states there is the Habitat for Humanity development which has gone through a couple of iterations and never took off for construction costs which were skyrocketing back during the pandemic. He adds the grants they had were not meeting the needs but they have built one home there and there is some talk about maybe some potential with READI 2.0 or other grant opportunities to get the rest of that filled out along with some of the other plans that were along with Argos or Bourbon as they were going to do similar projects with Habitat for Humanity. He states right next door they have this planned storm detention project as the Storm Water Utility purchased the Eagles Lodge a couple months ago and that is going to be demolished later this summer and then next year sometime, they are going to rework the land and put in a much-needed detention pond as that area receives flooding when they get severe rainfalls in that neighborhood.

TIF District #5

The Western Avenue Economic Development Area



Established for proposed financing in support of Winona Building Products Expansion

Established on August 21, 2018 and expires, on or about, August 21, 2043

Surrisi explains that TIF #5 was for Winona Building Products and was a single site. He states the project has moved rather slowly and there is not a whole lot of activity there. He is aware they have engaged in some litigation with the manufacturer of their equipment line which that just concluded a couple months ago so he is encouraged there is going to be some movement with that business and activity at the site relatively soon.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 8 of 17

TIF District #6

The Plymouth-Goshen Trial Economic Development Area



Established on February 19, 2019 and expires, on or about, February 19, 2044

Surrisi states for TIF #6 they are getting really close to being done as they are working on one of the last senior buildings. He states they have had some discussions with CMD about their potential purchase of land owned by the House of Prayer, the Pentecostal Church to the east. He states that would further extend their development but that is still in negotiations.

Felde asks Surrisi why he spoke about Habitat for Humanity and the Retention Pond when he discussed TIF #4.

Surrisi responds by stating because it was in the introductory paragraph when they created TIF #4 and called it the Western Downtown they talked about once they started generating some more substantial TIF dollars from that River Gate South Apartment Complex that they would ideally expand that district to that western area and then utilize those TIF dollars over there to help with some of those projects. He states he was showing some progress and Redevelopment of that zone over there.

Felde asks for clarification because those projects are happening without TIF money. Surrisi agrees.

TIF #1: U.S. 30 / Oak Road Economic Development Area

Hoham Drive Update

Miley asks for clarification during the presentation when he was talking about Hoham Drive being closed he was not talking about Michigan Street. Surrisi agrees.

Felde states they have an invoice from Lochmueller Group and it is substantially higher than what they have been approving on a monthly basis. She asks if that is because there is construction observation going on.

Surrisi responds by stating they have been going through months where there was little to no activity with just the minor utility relocation for phone and internet. He states with the gas line relocation that's been happening and prepping for the actual construction that there has been a lot more activity.

Felde asks if they are expecting that kind of invoice every month now for a while.

Surrisi responds by stating they probably will be closer to that but the bulk of the spend is going to happen between August and October.

Felde asks if the invoice has any breakdown on it.

Surrisi responds by stating on the back it should have the hours.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 9 of 17

Felde acknowledges there is a lot of site visits for utilities.

Declaratory TIF Resolutions (3):

Surrisi asks for all three Resolutions to be discussed as a whole. He states there are people here from the Restaurant project who would like to speak.

City Attorney Surrisi introduces:

- Resolution No. 2023-1056, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Oak Road Economic Development Area (TIF #1) as Originally Established by the Adoption of Resolution No. 93-1 and as Subsequently Amended.
- Resolution No. 2023-1057, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the East Jefferson/ Central Business District (TIF #2) as Originally Established by the Adoption of Resolution No. 2001-38 and as Subsequently Amended.
- Resolution No. 2023-1058, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area for the US 30/ Pine Road Economic Development Area (TIF #3) as Originally Established by the Adoption of Resolution No. 2004-161 and as Subsequently Amended.

RESOLUTION 2023-1056

A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/ OAK ROAD ECONOMIC DEVELOPMENT AREA (TIF # 1) AS ORIGINALLY ESTABLISHED BY THE ADOPTION OF RESOLUTION NO. 93-1 AND AS SUBSEQUENTLY AMENDED

WHEREAS, the Plymouth Redevelopment Commission ("Commission") adopted a declaratory resolution on February 16, 1993, and confirmed its passage by Resolution No. 93-1 on July 15, 1993. That process established the City's first allocation area and the original projects for what is formally named the US 30/Oak Road Economic Development Area ("the Area"), and commonly referred to now as TIF # 1. Subsequent amendments by various resolutions have expanded and clarified matters regarding the Area through the years; and,

WHEREAS, the Area established by said Resolution continues to operate; and,

WHEREAS, the Commission has investigated, studied and considered the Area, and its need to build infrastructure for further development in the Area; and,

WHEREAS, the Commission has determined that it would be beneficial to the Area, and that it would be beneficial to the public health, welfare, and economic well-being of the community-at-large, to support the development of an entrepreneurship/community center. The proposed project is a part of a larger project in cooperation with various entities across Marshall County; and,

WHEREAS, the estimated cost of the entrepreneurship/community center is yet undetermined. It is anticipated that a portion of the project funding may be funded through contributions from TIF # 1, as well as from TIF # 2, and TIF # 3; and,

WHEREAS, the substance of this Resolution must also be confirmed by the Plymouth Plan Commission and the Plymouth Common Council. If approved by those entities, the matter returns to the Commission for a public hearing and the consideration of a confirmatory resolution. Public debate is welcomed and encouraged.

NOW, THEREFORE, BE IT RESOLVED by the Plymouth Redevelopment Commission as follows:

Section 1. Resolution No. 93-1, as has been subsequently amended, is now hereby amended by adding to the Specific List of Projects set forth within the Economic Development Plan, the following:

- a. Support for the development of an entrepreneurship/community center.

Section 2. The expense to the Commission for the entrepreneurship/community center project delineated in Section 1a. is not yet determined, with portions of the total project funding also anticipated to be drawn from TIF # 2 and TIF # 3, and from other public and private sources.

Section 3. The Commission makes the following findings:

- a. All proper notices have been or will be sent and published as required by law;
b. A public hearing on this Resolution will be held at the Commission's regular meeting on the 18th day of July, 2023, as required by law;
c. The added project is both reasonable and appropriate when considered in relation to the Area's original plan and the purposes of Indiana Code 36-7-14;
d. The added project delineated in Section 1 is either adjacent and connected to the allocation and development Area, or directly serves and will be of great benefit to further the Area and the community-at-large;
e. It will be of public utility and benefit to amend the Resolution and the Plan to include the project as described in Section 1; and,
f. The added project that is the subject of this Declaratory Resolution conforms to the Comprehensive Plan for the City of Plymouth.

Section 4. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, the concurrence of the Plymouth Plan Commission, the concurrence of the Plymouth Common Council, and after a public hearing by the Redevelopment Commission to consider a confirmatory resolution, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 20 day of June, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

President (Signature)

Vice President

Member (Signature)

Member (Signature)

Member (Signature: Amy Felde)

ATTEST: Lynn M. Gorski, Clerk-Treasurer (Signature)

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 10 of 17

RESOLUTION 2023-1057

A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE EAST JEFFERSON/CENTRAL BUSINESS DISTRICT (TIF # 2) AS ORIGINALLY ESTABLISHED BY THE ADOPTION OF RESOLUTION NO. 2001-38 AND AS SUBSEQUENTLY AMENDED

WHEREAS, by Resolution No. 2001-38, confirmed on March 26, 2001, the Plymouth Redevelopment Commission ("Commission") established the allocation area and the original projects for what is formally named the East Jefferson/Central Business District ("the Area"), and commonly referred to now as TIF # 2. Subsequent amendments by various resolutions expanded and clarified matters regarding the Area through the years; and,

WHEREAS, the Area established by said Resolution continues to operate; and,

WHEREAS, the Commission has investigated, studied, and considered the need for further economic development in the Area; and,

WHEREAS, the Commission has determined that it would be beneficial to the Area, and that it would be beneficial to the public health, welfare, and economic well-being of the community-at-large, to support the following projects: 1) development of an entrepreneurship/community center in cooperation with various entities across Marshall County; 2) development of an improved City parking lot and the development of a mixed-use development including retail and up to fifteen (15) townhomes located at the northwest corner of Water and Garro Streets ("the Water Street Townhomes Project"); and 3) development of a restaurant/brewery located at 101 S. Michigan Street; and,

WHEREAS, the estimated cost of the entrepreneurship/community center is yet undetermined. It is anticipated that a portion of the project funding may be funded through contributions from TIF # 2, as well as from TIF # 1, and TIF # 3. The Commission is anticipated to support the Water Street Townhomes Project in the amount of at least eight hundred thousand dollars (\$800,000.00) to meet the requirements of the READI grant that the project has been awarded. The estimated cost of the restaurant/brewery project is yet undetermined; and,

WHEREAS, the substance of this Resolution must also be confirmed by the Plymouth Plan Commission and the Plymouth Common Council. If approved by those entities, the matter returns to the Commission for a public hearing and the consideration of a confirmatory resolution. Public debate is welcomed and encouraged.

NOW, THEREFORE, BE IT RESOLVED by the Plymouth Redevelopment Commission as follows:

Section 1. Resolution No. 2001-38, as has been subsequently amended, is hereby amended by adding to the Specific List of Projects set forth within the Economic Development Plan, the following:

- a. Support for the development of an entrepreneurship/community center;
- b. Support for the Water Street Townhomes Project; and
- c. Support for the development of a restaurant/brewery located at 101 S. Michigan Street.

Section 2. The expense to the Commission for the entrepreneurship/community center project delineated in Section 1a. is not yet determined, with portions of the total project funding also anticipated to be drawn from TIF # 1 and TIF # 3, and from other public and private sources. The expense to the Commission for the Water Street Townhomes Project delineated in Section 1b. is anticipated to be at least eight hundred thousand dollars (\$800,000.00). The expense to the Commission for the restaurant/brewery project delineated in Section 1c. is not yet determined.

Section 3. The Commission makes the following findings:

- a. All proper notices have been or will be sent and published as required by law;
- b. A public hearing on this Resolution will be held at the Commission's regular meeting on the 18th day of July, 2023, as required by law;
- c. The added projects are both reasonable and appropriate when considered in relation to the Area's original plan and the purposes of Indiana Code 36-7-14;
- d. The added projects delineated in Section 1 are either adjacent and connected to the allocation and development Area, or directly serves and will be of great benefit to further the Area and the community-at-large;
- e. It will be of public utility and benefit to amend the Resolution and the Plan to include the projects as described in Section 1; and,
- f. The added projects that are the subject of this Declaratory Resolution conform to the Comprehensive Plan for the City of Plymouth.

Section 4. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, the concurrence of the Plymouth Plan Commission, the concurrence of the Plymouth Common Council, and after a public hearing by the Redevelopment Commission to consider a confirmatory resolution, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 20th day of June, 2023.

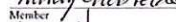
PLYMOUTH REDEVELOPMENT COMMISSION



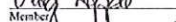
Vice President



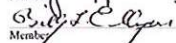
Member



Member



Member



Member

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 11 of 17

RESOLUTION 2023-1058

A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3) AS ORIGINALLY ESTABLISHED BY THE ADOPTION OF RESOLUTION NO. 2004-161 AND AS SUBSEQUENTLY AMENDED

WHEREAS, by Resolution 2004-161, confirmed on February 23, 2004, the Plymouth Redevelopment Commission ("Commission") established the allocation area and the original projects for what is formally named the US 30/Pine Road Economic Development Area ("the Area"), and commonly referred to now as TIF # 3. Subsequent amendments by various resolutions have expanded and clarified matters regarding the Area through the years; and,

WHEREAS, the Area established by said Resolution continues to operate; and,

WHEREAS, the Commission has investigated, studied, and considered the need for further economic development in the Area; and,

WHEREAS, the Commission has determined that it would be beneficial to the Area, and that it would be beneficial to the public health, welfare, and economic well-being of the community-at-large, to support the development of an entrepreneurship/community center. The proposed project is a part of a larger project in cooperation with various entities across Marshall County; and,

WHEREAS, the estimated cost of the entrepreneurship/community center is yet undetermined. It is anticipated that a portion of the project funding may be funded through contributions from TIF # 3, as well as from TIF # 1, and TIF # 2; and,

WHEREAS, the substance of this Resolution must also be confirmed by the Plymouth Plan Commission and the Plymouth Common Council. If approved by those entities, the matter returns to the Commission for a public hearing and the consideration of a confirmatory resolution. Public debate is welcomed and encouraged.

NOW, THEREFORE, BE IT RESOLVED by the Plymouth Redevelopment Commission as follows:

Section 1. Resolution No. 2004-161, as has been subsequently amended, is hereby amended by adding to the Specific List of Projects set forth within the Economic Development Plan, the following:

- a. Support for the development of an entrepreneurship/community center.

Section 2. The expense to the Commission for the entrepreneurship/community center project delineated in Section 1a. is not yet determined, with portions of the total project

funding also anticipated to be drawn from TIF # 1 and TIF # 2, and from other public and private sources.

Section 3. The Commission makes the following findings:

- a. All proper notices have been or will be sent and published as required by law;
b. A public hearing on this Resolution will be held at the Commission's regular meeting on the 18th day of July, 2023, as required by law;
c. The added project is both reasonable and appropriate when considered in relation to the Area's original plan and the purposes of Indiana Code 36-7-14;
d. The added project delineated in Section 1 is either adjacent and connected to the allocation and development Area, or directly serves and will be of great benefit to further the Area and the community-at-large;
e. It will be of public utility and benefit to amend the Resolution and the Plan to include the project as described in Section 1; and,
f. The added project that is the subject of this Declaratory Resolution conforms to the Comprehensive Plan for the City of Plymouth.

Section 4. This Resolution shall be in full force and effect from and after its adoption by the Plymouth Redevelopment Commission, the concurrence of the Plymouth Plan Commission, the concurrence of the Plymouth Common Council, and after a public hearing by the Redevelopment Commission to consider a confirmatory resolution, and after the expiration of any rights to appeal the decision of the Commission.

PASSED AND ADOPTED this 20th day of June, 2023.

PLYMOUTH REDEVELOPMENT COMMISSION

[Signature]
President

Vice President
[Signature]
Member

[Signature]
Member

[Signature]
Member

ATTEST:

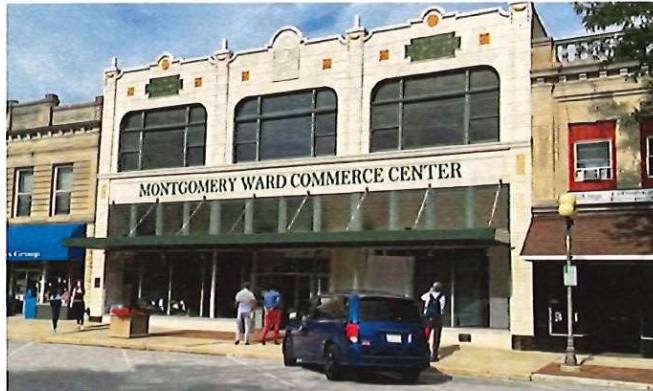
[Signature]
John M. Gorski, Clerk-Treasurer

He explains 1056 would add the Entrepreneurship Center project to the TIF #1 project list and similarly 1058 would add that to the TIF #3 project list. He states the idea behind that is both of those are the stronger performing TIF districts in terms of revenue generation. He states they have talked about the Montgomery Ward Commerce Center building but they do not have site control over that. See attached image below. He explains the project itself has been talked a lot about and Marshall County Economic Development Corporation (MCEDC) has been holding some meetings lately with a consultant named inFocus who is helping them reevaluate their mission and how they might be able to work more efficiently in cooperation with some other organizations in the county. He states as part of that they have also been talking about opportunities through READI 2.0 grant. He explains the Indiana Development Corporation is going to hold an announcement on the 22nd of June to roll out what that is going to look like and it is anticipated that grant applications sometime in the late part of the year. He states there has been a lot of talk about whether this concept of a Plymouth Entrepreneurship Center could be a home for a lot of these organizations that are in talks now about being located together to work more efficiently. He states the thought was whether this facility could land in one of those TIF districts or it is the kind of thing that will benefit the whole community where TIF funds could be utilized from TIF #1 or TIF #3 to help support a project of that nature so it would be adding a project to those lists.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 12 of 17



Miley states it also includes this project in TIF #2.

Surrisi states because the location they are talking about here currently is actually located in TIF #2. He states in Resolution 1057 it also includes that project along with the Water Street Townhomes which actually was awarded \$520,000 in READI grant funding last year. He states he has been working with Kevin Berger with Culver Sandhill Farms as well as Brent Martin as the architect for that project. See below for renderings of the Water Street Townhomes. He states they are working alongside those at READI so once Berger starts getting some expenses, he can run those through to claim some of the grant proceeds. He states they are talking with Baker Tilly to get some of the financials put together for bond issuance from TIF #2 that would support what they committed in the READI grant application of \$800,000 in matching funds. He states Berger has had some good luck in the past month as he has signed purchase agreements with the owners of the two homes on the north side of the property and next month, they will be closing on those. He states they will be able to build out the full project as originally planned and they spoke with Doctor Schwartz, who is the Podiatrist that has her practice over on Washington Street. He explains she owns a little parcel of land that is on the top right corner of the parking lot there and she is willing to give that to the city if they can make accommodations for her trash can totes and make a couple parking spaces for her clients during her business hours. See attached image below. He believes that will work out nicely to make the parking lot have at least as many or a good deal more spaces than what is there right now. He states the thought is we presented all three of these projects last year to you when the READI grant applications were coming about and there could be an opportunity when the bond financing comes through to get additional funds available that could help support the Entrepreneurship Center and/ or the Restaurant Project.



PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 13 of 17

Tim Harman with the Yellow River Brewing Company explains they have struggled over the name for quite a while as a little indecision caused them to rethink their name. He states they are back to the Yellow River Brewing Company as they feel it is a strong name for the location as it is on the Yellow River and Plymouth is synonymous with the Yellow River. He states Brent Martin is designing the project and they are doing a little of what they can do prior to the permit. He adds it is all legal. He states they are working a little in there and he has accidentally broken a window so if you saw the wood over the window that it was him. He states this is a significant project and they purchased the building about a year ago and they have a good team built. He lists those who would be involved starting with himself. He lists Debra Lee Venti who is a fellow classmate and a really talented designer. He lists Josh Goins who was the Brew Master at Fessor's Brewery and they have convinced him to come up and help them brew beer. He lists Scott Read who is the manager at Bourbon Street Pizza in Plymouth so they have a good team put together. He lists Grigor Petkov who isn't here tonight and he is going to help with the barbecue. He states the concept is that it is a microbrewery with artisan pizza and barbecue. He adds that it will be open concept and very family friendly. He states they are looking at having decks facing east towards the park and decks on the south facing the river. He states depending on how much the cost is and the project is that it is very fluid and flexible but they hope to get a building permit around August. He states they do not plan on releasing an opening date but they will get it open as quick as they can. He expresses this is a project that is a passion of his as he has been in the business for a long time. He loves the location and what this can do for downtown Plymouth.



Martin states the restaurant will seat somewhere below 180 seats. He adds that includes about 35 or so seats on the south deck and a similar amount on the east deck. He states it is a very international style mid-century modern building so they are going to do exposed steel structure inside, exposed duct work, track lighting, etc. He states there will be a wide selection of craft beers, artisan pizza and barbecue. He states he has discovered in the process that the giant wood fire pizza oven weighs somewhere around 30 tons so they have a little structural thing to figure out there. He states they will need some permits for the deck work but not so much on the yellow river side because it is well out of the flood plain there. He states because the east side is definitely in the flood plain, they will have a little bit of DNR permitting to do there. He states it is pretty minor as far as DNR permitting goes but it is still a process. He references the above image and states they are keeping a similar look. He states they like the giant windows, when you are sitting inside you look across LaPorte Street you see the REES Theatre you see the big posters on the wall. He believes there is a dynamic there with the restaurant, the REES Theatre, Wild Rose Moon and the Heartland Artists Gallery. He expresses there is some buzz there that he believes is really great. He explains at some future date they will come back with a more specific request for funding as he is aware that is coming at some point in time.

Hopple asks how many people they anticipate employing.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 14 of 17

Harman responds by stating they plan on bringing some of the crew over from the Plymouth store and they will need to replace them as well. He states they are looking to add 15-20 new employees but that is just an estimate. He states they hope Goins will emerge into being a full-time Brew Master. He states it will also be himself, Read and potentially others that are in the works. He states there will at least one in front of the house manager, two in the kitchen, beverage manager, etc. He states there will at least be four to five salary managers, assistant managers and then your hourly employees. He restates there will be at least 15-20 additional employees.

Miley believes this is a real exciting project that he is looking forward to. He believes this will be a great addition to downtown to draw people downtown. He states there are now a lot of venues that people will have available so they can come downtown. He believes the decking is terrific and that outdoor dining is great.

Harman states it was really a couple years ago when he was looking for a property in Plymouth and he ended up purchasing the location where the old Anco building is. He states he was talking to Martin and Mayor Senter one day and he mentioned he was looking for a building on a corner and they both told him about this building. He would like to give credit to Randy Danielson and others who actually had a similar idea. He states this came to fruition about a year ago when they purchased this building from the Palbykin family. He states they are just piddling right now doing what they can but they are excited to get this open as soon as they can. He states he understands there is a process and protocols but he is optimistic.

Mayor Senter asks if there is an elevator in there.

Harman responds by stating there is not. He states he is unsure about all the permit requirements but that is why he hired Brent Martin.

Martin states you have on grade entrance to the top floor and on grade entrance to the lower floor. He states they are thought of as two separate floors so he believes they are fine there. He states there are restrooms on the bottom floor which is not ideal so there is some renovation that needs to take place.

Mayor Senter asks if there is a staircase.

Martin responds by stating there is one staircase. He states he will need one more exit out of the basement floor. He adds that fortunately they went through a preliminary assessment. He states there is a section of the code that is called Chapter 34 for when you are changing the use of a building that allows you to evaluate a building with specific criteria when you renovate it and you score points. He states that would allow you to not install a fire protection system or not meet all the code requirements but you are considered equivalent. He states they have done the preliminary score and he believes they are in good shape with that because it is concrete, concrete block, brick, pre-cast concrete plank building. He adds NIPSCO did not build cheaply.

Harman states you should see the I-beams in there as they have 24-30-inch-tall I-beams standing 45 feet across the window heading east. He jokingly states you can park the whole downtown on it.

Martin adds it is worth going in there and just looking at the steel in there.

Miley asks if the roof prestressed concrete.

Martin responds by stating it is a steel joist with a metal deck. He states it is an insulated concrete deck on top of the metal and then a built-up roof.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 15 of 17

Felde asks what NIPSCO had in there.

Martin responds by stating they sold gas and appliances.

Felde asks why they had such a heavily built building.

Martin responds by stating he is not sure why it was built like that but it is. He states there are no expansion joints in that building which is very unusual. He states there are also no cracks in the building so whoever put that together did a great job because normally you have a control joint every 25-30 feet.

Harman states the building will need some touch up and TLC but structurally the building is in great condition. He adds they are getting brand new windows so he has those in the works. He states the windows will be insulated and the old ones are different tints so you can tell some have been replaced. He states he did accidentally break a window so he has to get new ones. He states there will be some new façade and a lot of improvements.

Mayor Senter asks if people are doing stuff in there now.

Harman responds by stating they are tinkering and doing the basic things that you can. He states that he has spoken with the Building Commissioner already and there are a lot of things that they cannot currently do.

Mayor Senter asks if they can walk in there, if need be, to take a look.

Harman responds by stating they can but it is not a lovely sight.

Martin states the steel beams are interesting.

Harman states they have the drop ceiling peeled back to get a look at what they are getting into.

Felde asks for clarification on what each resolution covers. She asks what Resolution No. 2023-1056 covers exactly.

Surrisi responds by stating that is just adding the entrepreneurship center to the TIF #1 project list at an unknown amount. He lists Resolution No. 2023-1057 does the same thing for TIF #2 as well as \$800,000 matching for the Water Street Townhomes and adds the restaurant project at an undetermined amount. He lists that Resolution No. 2023-1058 adds the Entrepreneurship Center to the TIF #3 project list at an undetermined amount.

Felde asks for clarification if the restaurant only falls under Resolution No. 2023-1057.

Surrisi responds in agreeance and states that is the district it falls in.

Commissioners Ellinger and Hopple moved and seconded to approve all three resolutions as presented. The motion carried.

Surrisi states they will send this on to the Plan Commission and the City Council and will hopefully have this back to you for a public hearing in July.

TIF #2: East Jefferson / Central Business Economic Development Area

Mayor Senter states that June 22nd is the sesquicentennial birthday of birthday for Plymouth and it will be from 3:00 pm to 8:00 pm.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 16 of 17

Miley states it will be the 150th birthday as the City of Plymouth.

Mayor Senter states he will not be speaking or cutting any ribbons but encourages everyone to come out and have a great time.

Miley asks if there is an idea of what will be going on.

Mayor Senter responds by stating there will be a lot of food with several food trucks and music.

Robert Listenberger was in attendance and stated he had donated hotdogs to the event.

TIF #3: U.S. 30 / Pine Road Economic Development Area

Wastewater Solar Project

There were no updates at this time.

TIF #4: South Gateway / Western Downtown Economic Development Area

Miley states he did see a crew out there and it looks like they are about to seal the parking lot.

TIF #5: Western Avenue Economic Development Area

There were no updates at this time.

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

There were no updates at this time.

TIF#7: Pretzel’s Air Parcel

There were no updates at this time.

Other Business:

Mayor Senter wished to state they have been talking about the Hoham Drive Project since his first month in office so it is about time, they get something done.

Miley adds it is good to see a lot of work going on.

Approval of Redevelopment Invoices

Paid from:

TIF 1

Baker Tilly	Professional Services for Annual Continuing Disclosure for Bond Obligations	\$3,827.00
Hoham Drive Grant – TIF 1		
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$2,895.77
Lochmueller Group LLC	Engineering Services for Reconstruction of Hoham Drive	\$18,369.39

Total Amount of Claims \$25,092.16

Commissioners Felde and Ellinger moved and seconded to approve the Redevelopment Invoices as presented. The motion carried.

PLYMOUTH REDEVELOPMENT COMMISSION

June 20, 2023

Page 17 of 17

Acceptance of Communications

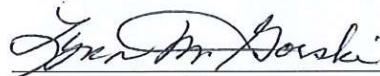
The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – May, 2023 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – May, 2023 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – May, 2023 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2016 TIF Trial Balance – May, 2023 (TIF #4 South Gateway / Western Downtown EDA)
- 2019 TIF Trial Balance – May, 2023 (TIF #7 Pretzels Air Parcel)

Commissioners Ellinger and Hopple moved and seconded to accept the communications as presented. The motion carried.

Adjournment

The next meeting is scheduled for July 18, 2023 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 6:13 p.m. after a motion and second by Commissioners Felde and Hopple. The motion carried.



Lynn M. Gorski
Clerk-Treasurer